

**MEETING AGENDA**  
**CITY OF PLEASANT HILL PLANNING COMMISSION**  
**January 23, 2007**  
**7:30 PM**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasanthill.ca.gov](http://www.pleasanthill.ca.gov) (925) 671-5209

<b>CHAIR: KEN LOMBARDI      VICE CHAIR: STEVE WALLACE</b> <b>MEMBERS: ROBERT ABBOTT, LOLA FELLINGER, JIM GIBLIN, DAVID C. MASCARO, ALEX MCKINDRA</b>
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Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes.

If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled.

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**STAFF INTRODUCTIONS**

**PUBLIC COMMENT**

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

**MINUTES**

[December 12, 2006](#), and [January 9, 2007](#)

## **PUBLIC HEARING ITEM**

### **1. DP 05-003, UP 06-008, VAR 05-008, 1900 OAK PARK BOULEVARD**

The applicant is requesting a Development Plan permit to construct a new 4,635 square foot single-story multi-tenant retail building on an undeveloped site. In addition, the Commission will hear a Use Permit request for *reduced parking for single uses*, in accordance with Section 18.55.050 of the Zoning Ordinance, because an off-street loading space is not proposed to be provided in accordance with Section 18.55.030B of the Zoning Ordinance. Lastly, the applicant is requesting a Variance to provide 18% site landscape coverage (2,455 square feet) where section 18.25.030 of the Zoning Ordinance requires a minimum 25% landscape coverage (3,411 square feet of the project site) in the *NB - Neighborhood Business* district.

The 13,645 square foot site is located on the northwest corner of the intersection at Patterson Boulevard and Oak Park Boulevard. Assessor Parcel Number: 149-284-007.

[Staff Report](#)

[Attachment A](#) Location Map

[Attachment B](#) Staff Recommended Resolution

[Attachment C](#) Project Plans

[Attachment D](#) Cal/EPA Letter of Compliance dated May 7, 1997

[Attachment E](#) Use Permit Analysis

[Attachment F](#) Development Plan Permit Analysis

[Attachment G](#) Variance Analysis

[Attachment H](#) Environmental Information Form

[Attachment I](#) ARC Staff Report dated May 4, 2006

[Attachment J](#) ARC Letter of Continuance dated May 5, 2006

[Attachment K](#) ARC Staff Report dated July 6, 2006

[Attachment L](#) ARC Letter of Action dated July 10, 2006

[Attachment M](#) Comments from Contra Costa County Fire Protection District

[Attachment N](#) Comments from Contra Costa County Flood Control District

[Attachment O](#) Engineering Division Memo dated February 2, 2006

[Attachment P](#) Engineering Division Memo dated December 8, 2006

[Attachment Q](#) Public Hearing Notice

## **DISCUSSION ITEMS**

### **1. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS**

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

[Pending Applications](#)

### **2. REVIEW OF THE DRAFT AGENDA FOR A JOINT MEETING OF THE PLANNING COMMISSION AND ARCHITECTURAL REVIEW COMMISSION ON FEBRUARY 13, 2007**

The next meeting of the Planning Commission will be a joint meeting on Tuesday, February 13, 2007. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

[Draft Agenda](#)

## **COMMISSIONER COMMENTS AND ANNOUNCEMENTS**

Adjourn to a joint meeting of the Planning Commission and Architectural Review Commission on February 13, 2007, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.